



**FOR LEASE**

**±3,101-3,780 SF AVAILABLE**  
**LEASE RATE: \$0.76/SF/MO, NNN**  
**NNN CHARGES: EST. \$0.25/SF/MONTH**

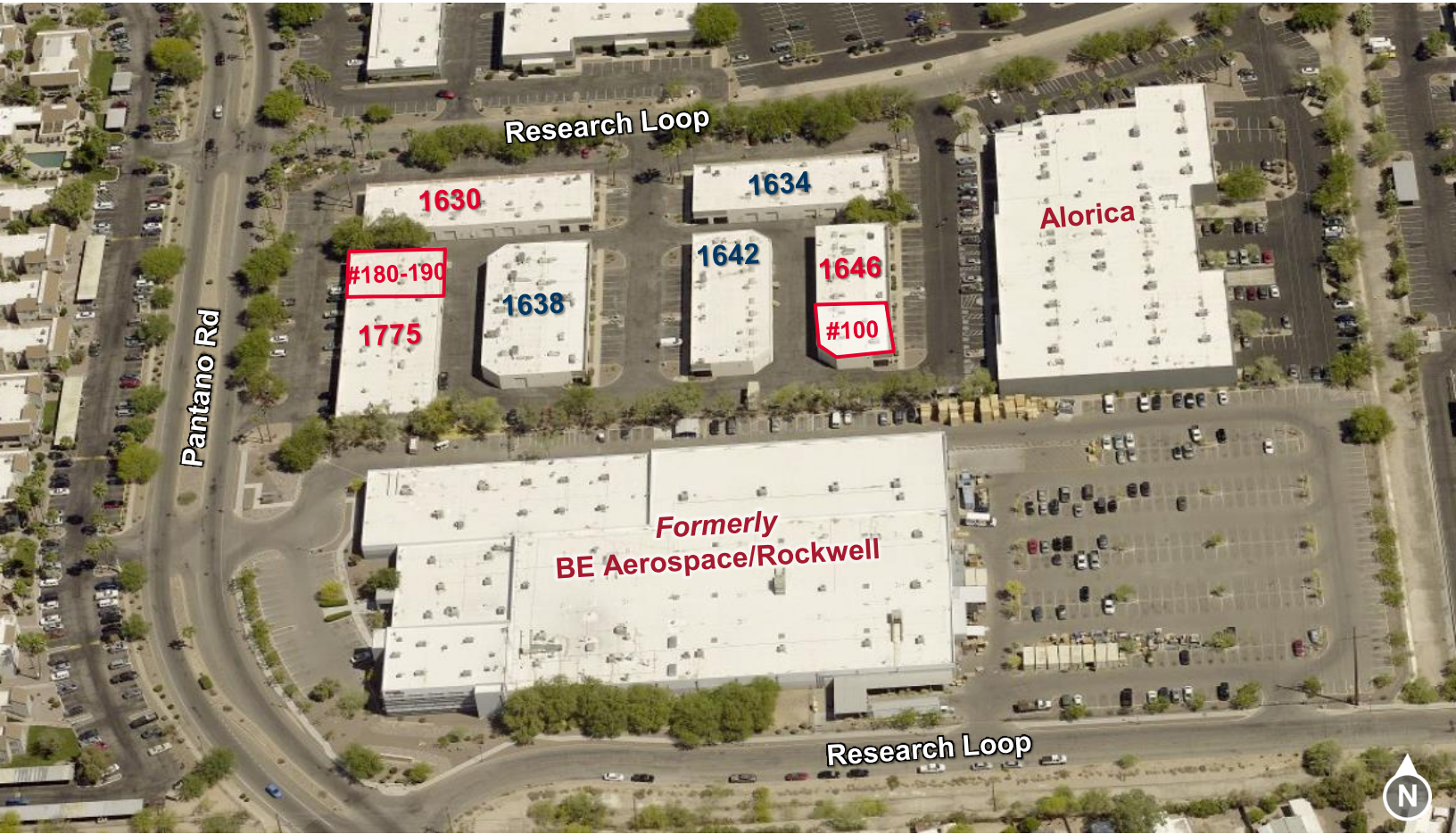
**Key Features**

- Nice combination of office and warehouse in Tucson's premier Eastside Research Commerce Park

**Property Details**

<b>1646 S Research Loop, Suite 100</b>	<b>±3,780 SF</b>
<b>1775 S Pantano, Suite 180-190</b>	<b>±3,101 SF</b>
Construction	Concrete Tilt
Clear Height	15'
Zoning	I-1, (Light Industrial) City of Tucson
Cooling	100% HVAC in Office

Site Plan



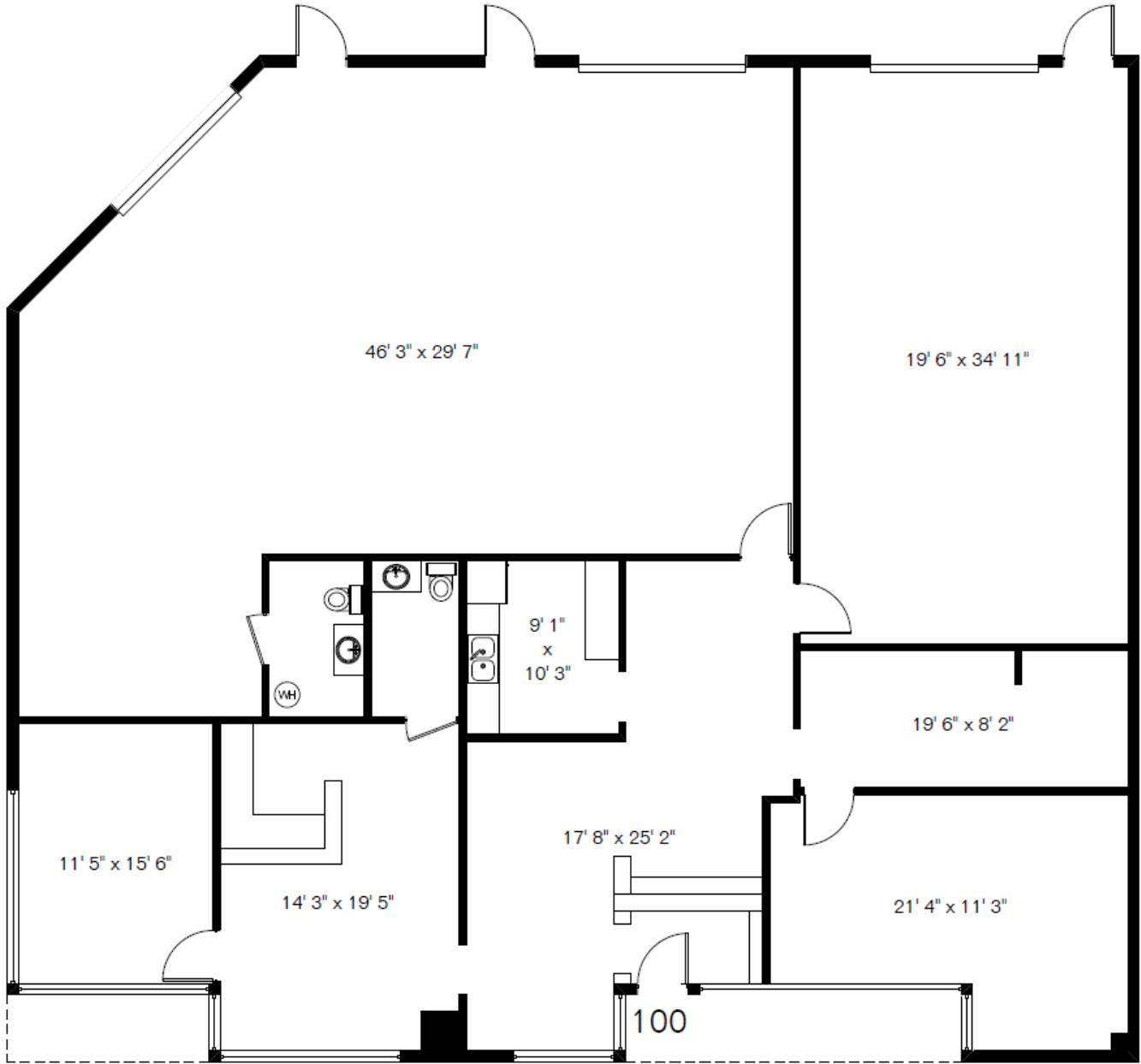
1646 S Research Loop	Size	Rent	Build-Out	Cooling
Suite 100	±3,780 SF	\$0.76/SF/Mo. NNN	45%	HVAC in Office, Evap. in Warehouse

1775 S Pantano Rd	Size	Rent	Build-Out	Cooling
Suite 180-190	±3,101 SF	\$0.76/SF/Mo. NNN	30%	HVAC in Office, Evap. in Warehouse

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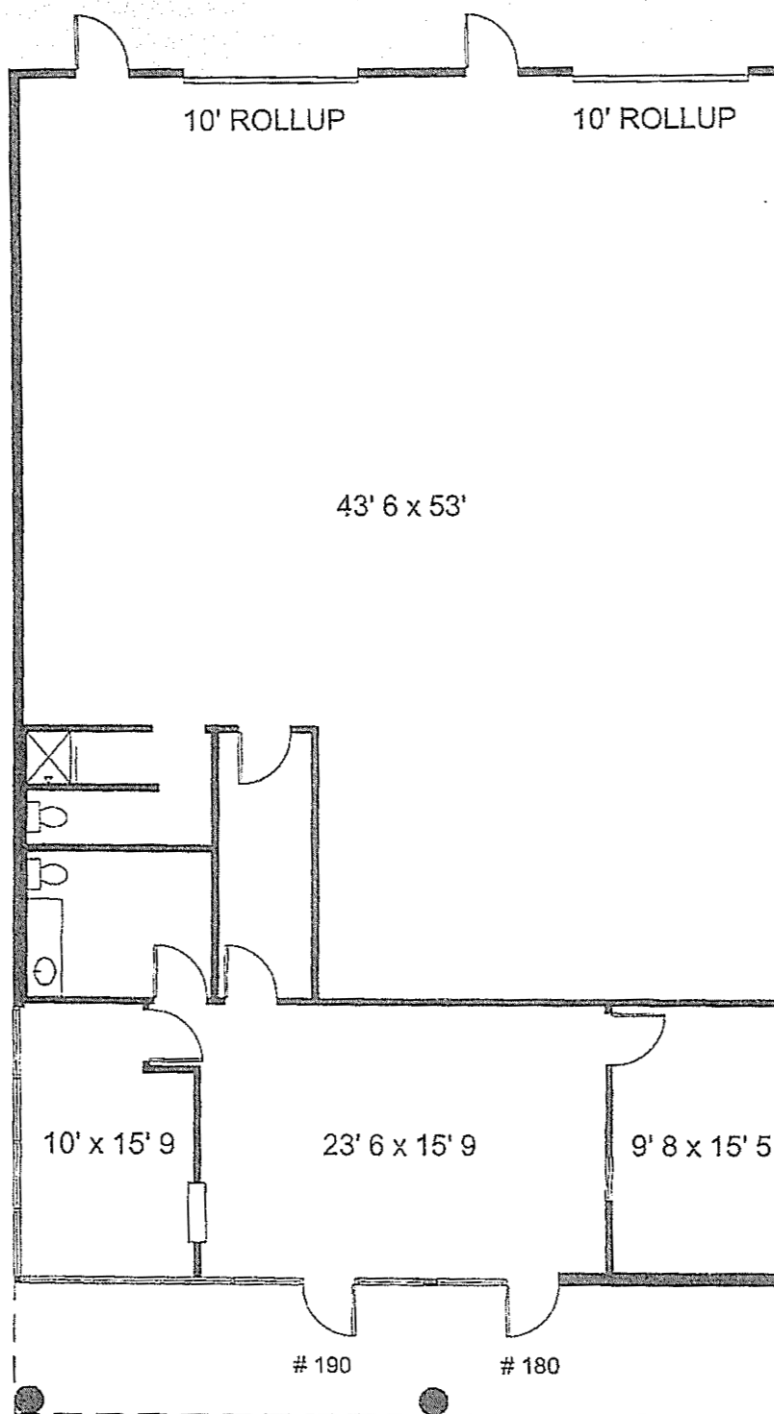
Floor Plan – 1646 S Research Loop, Suite 100 – ±3,780 SF



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Floor Plan – 1775 S Pantano, Suite 180-190 – ±3,101 SF



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## 1646 S Research Loop, Suite 100 Photos



Lobby/Entrance



Open Office



Warehouse



Warehouse

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## Tucson Market Overview



**1.08M**  
TUCSON MSA  
POPULATION



**456,600**  
TOTAL  
HOUSEHOLDS



**35%**  
COLLEGE  
EDUCATION



**0.6%**  
POPULATION  
GROWTH RATE  
(YOY)



**\$74,000**  
MEDIAN HOUSEHOLD  
INCOME



**4.2%**  
UNEMPLOYMENT  
RATE



**56,544**  
UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2025

### LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA - 8,580

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BEST COLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

### RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH.
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

Sources: BLS, BEA, Federal Reserve, Moody's Analytics, arizona.edu, suncorridorinc.com, US News & Report, Sites USA  
Cushman & Wakefield | PICOR 11/13/2025

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